

NOTICE OF SHERIFF'S SALE

By virtue of a certified copy of a decree to me directed from the Clerk of Miami Superior Court of Miami County, Indiana, in Cause No. 52D01-1007-MF-00233 wherein Wells Fargo Bank, N.A. was Plaintiff, and Shawn Rhine was a Defendant, required me to make the sum as provided for in said Decree with interest and cost, I will expose at public sale to the highest bidder, on the 16 day of Aug, 2011, at the hour of 10 a m, or as soon thereafter as is possible, at 1104 W 200 N, Peru, IN 46970, the fee simple of the whole body of Real Estate in Miami County, Indiana.

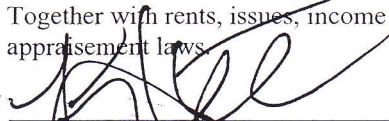
Tract I: A part of the northwest quarter of section 5, in township 27 north, range 4 east, in Jefferson Township, Miami County, Indiana, bounded and described as follows: Commencing at the northwest corner of the said northwest quarter of said section 5, in Township 27 north, range 4 east, thence south 34 degrees 20' east 4.85 chains; thence south 56 degrees 22' east 8.44 chains to an iron pipe on the left bank of Eel River; thence north 52 degrees 53' East 80 feet to a point in the center line of the public highway marked by an iron pipe and being the point of beginning, of this tract being conveyed; thence south 31 degrees east along the center line of said public highway a distance of 143 feet to a point; thence north 68 degrees 45' east 247.8 feet to a point; thence north 25 degrees 15' west 211.8 feet to the southeast corner of a 2.93 acre tract; thence south 52 degrees 53' west 268.2 feet to the place of beginning, and containing 1.05 acres, more or less. Tract II: A part of the northwest quarter of section five (5) township twenty-seven (27) north of range four (4) east, in Jefferson township, Miami County, Indiana, bounded and described as follows: Beginning at a point on the left bank of Eel River marked by an iron pipe, said point being south 34 degrees 20' east 4.85 chains, and south 56 degrees 22' east 8.44 chains from the northwest corner of the northwest quarter of said section 5, township 27 north, range 4 east; thence north 52 degrees 53' east 80 feet to an iron stake; thence south 31 degrees east 315 feet along the center line of the public highway to the northeast corner of a 0.17 acre tract; thence south 58 degrees west 91 feet to an iron stake on the east bank of Eel River; thence northwest along the meanderings of the East Bank of Eel River 314 feet to the place of beginning and containing 0.62 (62/100) of an acre, more or less. EXCEPTING THEREFROM THE FOLLOWING DESCRIBED REAL ESTATE: A part of the northwest quarter of section 5, township 27 north, range 4 east, Jefferson Township, Miami County, Indiana, more fully described as follows: Commencing at the northwest corner of the northwest quarter of section 5, township 27 north, range 4 east; thence south 34 degrees 20' 00" east a distance of 320.10 feet; thence south 56 degrees 22' 00" east a distance of 557.04 feet; thence north 52 degrees 53' 00" east a distance of 80.00 feet; thence south 31 degrees 00' 00" east a distance of 158.06 feet to the point of beginning; thence continue south 31 degrees 00' 00" east a distance of 161.01 feet to the northeast corner of a 0.17 acre tract recorded in Deed Record 165, page 557 in the Office of the Miami County Recorder; thence south 58 degrees 00' 00" west a distance of 20.00 feet; thence south 66 degrees 45' 00" west a distance of 66.50 feet to the easterly bank of the Eel River; thence north 31 degrees 25' 00" west along said easterly bank a distance of 66.50 feet to the easterly bank of the Eel River; thence north 31 degrees 25' 00" west along said easterly bank a distance of 150.87 feet; thence north 58 degrees 00' 00" east a distance of 87.00 feet to the point of beginning, containing 0.312 acre, more or less. ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED REAL ESTATE: A part of the northwest quarter of section 5, township 27 north, range 4 east, Jefferson Township, Miami County, Indiana, more fully described as follows: Commencing at the northwest corner of the northwest quarter of section 5, township 27 north, range 4 east; thence south 34 degrees 20' 00" east a distance of 320.10 feet; thence south 56 degrees 22' 00" east a distance of 557.04 feet; thence north 52 degrees 53' 00" east a distance of 80.00 feet; thence south 31 degrees 00' 00" east a distance of 319.07 feet to the northeast corner of a 0.17 acre tract recorded in Deed Record 165, page 557 in the Office of the Miami County Recorder; thence south 58 degrees 00' 00" west a distance of 20.00 feet to the point of beginning; thence continue south 58 degrees 00' 00" west a distance of 71.00 feet to the easterly bank of the Eel River; thence north 4 degrees 27' 55" west along said easterly bank a distance of 11.41 feet; thence north 66 degrees 45' 00" east a distance of 66.50 feet to the point of beginning, containing 0.008 acre. NOW MORE ACCURATELY DESCRIBED AS FOLLOWS: Tract I: A part of the northwest quarter of section 5, in township 27 north, range 4 east, in Jefferson Township, Miami County, Indiana, bounded and described as follows: Commencing at the northwest corner of the said northwest quarter of said section 5, in Township 27 north, range 4 east, thence south 34 degrees 20' east 4.85 chains; thence south 56 degrees 22' east 8.44 chains to an iron pipe on the left bank of Eel River; thence north 52 degrees 53' East 80 feet to a point in the center line of the public highway marked by an iron pipe and being the point of beginning, of this tract being conveyed; thence south 31 degrees east along the center line of said public highway a distance of 143 feet to a point; thence north 68 degrees 45' east 247.8 feet to a point; thence north 25 degrees 15' west 211.8 feet to the southeast corner of a 2.93 acre tract; thence south 52 degrees 53' west 268.2 feet to the place of beginning, and containing 1.05 acres, more or less. Tract II: A part of the northwest

quarter of section 5, township 27 north, range 4 east, Jefferson Township, Miami County, Indiana, more fully described as follows: Commencing at the northwest corner of the northwest quarter of section 5, township 27 north, range 4 east; thence south 34 degrees 20' 00" east a distance of 320.10 feet; thence south 34 degrees 20' 00" east a distance of 320.10 feet; thence south 56 degrees 22' 00" east a distance of 557.04 feet to the point of beginning; thence north 52 degrees 53' 00" east a distance of 80.00 feet; thence south 31 degrees 00' 00" east a distance of 158.06 feet; thence south 58 degrees 00' 00" west a distance of 87.00 feet to the easterly bank of the Eel River; thence north 39 degrees 36' 34" west along said easterly bank a distance of 149.55 feet; thence north 52 degrees 53' 00" east a distance of 30.00 feet to the point of beginning, containing 0.346 acre.

More commonly known as 3849 N 190 W, Peru, IN 46970-8276

Parcel No. 52-08-05-200-018.000-012, 52-08-05-200-017.000-012

Together with rents, issues, income and profits thereof, said sale will be made without relief from valuation or appraisement laws.


KATHLEEN M. HETRICK, Plaintiff Attorney
Attorney # 26184-49
FEIWELL & HANNOY, P.C.
251 N. Illinois Street, Suite 1700
Indianapolis, IN 46204-1944
(317) 237-2727


Timothy G. Miller, Sheriff

Jefferson
Township

The Sheriff's Department does not warrant the accuracy of the street address published herein.

SERVICE DIRECTED TO:

Shawn Rhine
3849 N 190 W
Peru, IN 46970-8276

Service Type: Serve By Sheriff

NOTICE

FEIWELL & HANNOY, P.C. IS A DEBT COLLECTOR.